

Hugh Schnip

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FOR LEASE

15 Murphy Road, Franklin, CT

NAI Elite

Commercial Real Estate Services, Worldwide.

901 Farmington Avenue, First Floor
West Hartford, CT 06119

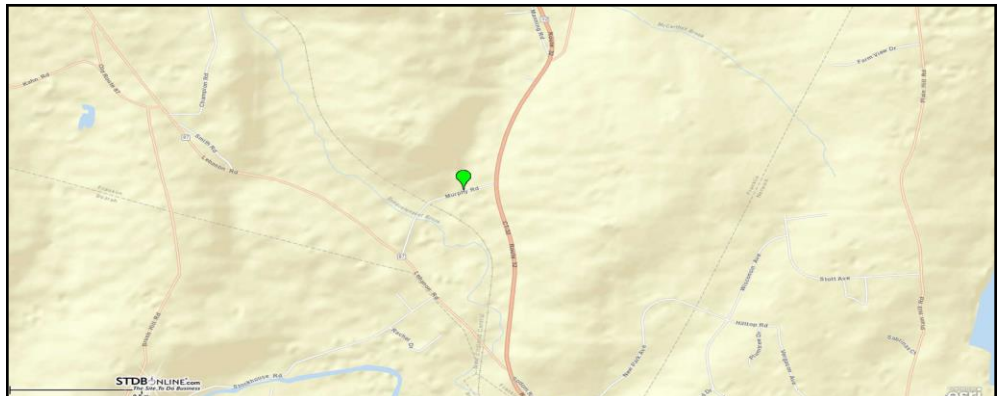
www.naielite.com

tel 877-327-3755 fax 877-327-3756



Lease: \$7/SF NNN

- Commercial Repair Garage and Office
- High bay truck repair facility
- Ample warehouse space
- 5 Over-sized garage door and repair bays
- Great business location near Routes 32 & 2 and I-395



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Total Building Sq Ft	14,686			Dock, Drive-In & Rail Access	Dock and 5 Drive-in
Available Sq Ft	14,686			Electric Service	Yes
Min Sub Divide Max Contiguous	N/A			Phone/Data Service	Yes
Number Of Units	1			Back-Up Power Supply	No
Rentable / Useable Sq Ft Ratio	100%			Air Conditioning	Office area
Additional Buildings	N/A			Type of Heat	Hot air
Site Area	2.76 Acres			Natural Gas / Propane / Oil	Oil
Frontage	200'			City Water / Well	Well
Parking	20			Sewer / Septic	Septic
Number of Floors	1			Sprinkler System	No
Year Built	N/A			Fire Prevention, Security Alarm & Life Safety	No
Ceiling Height	22'			Environmental Assessment	No
Ceiling Type	TBD			Zoning	C-2
Restrooms	Yes			Assessment	427490
Lighting	TBD			Mill Rate	21.04
Construction	Block & Steel frame			Estimated Taxes per sq ft	1.63
Framing	Steel			Estimated Insurance per sq ft	TBD
Roof Type	Tar and Gravel			Estimated CAM per sq ft	N/A
Column Spacing	TBD			Access / Visibility	Good
Elevator	No			Location Setting	Good
Basement	No			Traffic Count	Closest traffic count available is on Route 87 and Stockhouse Rd- 5,800
Storage	Yes			Signage	Yes
Demographic Information	Population	Households (HH)	Avg HH Income	C O M M E N T S	
1 Mile	12,697	4,984	\$57,034		
3 Mile	85,392	33,534	\$56,626		
5 Mile	154,904	61,762	\$71,866		

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. NAI Elite, LLC, is not responsible for misstatement of facts, errors or omissions.